



PLANNING COMMISSION SUMMARY OF ACTIONS

This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.

GLW

June 27, 2001

Page 1

PRESENT: Commissioners Alcorn, Byers, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioner DuBois

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Byers noted that, due to the recent redistricting, application SE-00-S-038, Jagdish Berry, was now located in the Mount Vernon District. To allow time for review by the Mount Vernon Council, he therefore MOVED WE FURTHER DEFER THE DECISION ONLY ON SE-00-S-038 TO A DATE CERTAIN OF JULY 18, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

//

Commissioner Murphy noted that, due to the recent redistricting, application RZ-2001-SU-003, Pulte Home Corporation, was now located in the Springfield. To allow time for citizen review, he MOVED TO DEFER THE PUBLIC HEARING ON RZ-2001-SU-003 TO A DATE CERTAIN OF JULY 19, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

//

Commissioner Smyth, pending receipt of information from the Virginia Department of Transportation, MOVED THAT THE DECISION ONLY ON RZ-2001-PR-004, LARRY & CAROL BOEHLY, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 12, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

//

FS-S00-132 - SPRINT - Longwood Knolls Subdivision

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-132.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

//

FSA-H97-51-1 - VERIZON WIRELESS - 11728 Sunset Hills Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR A TELECOMMUNICATION FACILITY ON AN EXISTING DOMINION VIRGINIA POWER TRANSMISSION TOWER, LOCATED AT 11728 SUNSET HILLS ROAD, BE CONSIDERED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON JULY 31, 1987, AND SHOULD BE CONSIDERED, IN THE MATTER OF FSA-H97-51-1, TO BE A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

//

Secretary Harsel made the following scheduling announcements:

- There would be no Planning Commission meetings next week due to the Fourth of July holiday.
- There would be a Housing Committee meeting on Wednesday, July 11, 2001 at 7:30 p.m.

She further announced her intention to seek approval of the November and December 2000 Planning Commission Minutes on Wednesday, July 27, 2001.

//

Commissioner Alcorn announced that there would be a Residential Density Criteria Committee meeting on July 12, 2001 at 6:30 p.m. in the Board Conference Room. He added that the topic of discussion would be the transportation criteria and invited everyone to attend.

//

ZONING ORDINANCE AMENDMENT (Dry Cleaning Establishments)

(Decision Only - Public Hearing held on May 31, 1001 - Workshop held on June 20, 2001)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED ZONING ORDINANCE AMENDMENT RELATING TO DRY CLEANERS AND RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT SCHEDULED FOR PUBLIC HEARING ON JULY 9, 2001 AND THAT THE BOARD AUTHORIZE STAFF TO PREPARE AN ALTERNATIVE AMENDMENT FOR AUTHORIZATION TO ADVERTISE BY THE BOARD WHICH WOULD, IN ADDITION TO THE CURRENTLY ADVERTISED PROPOSED AMENDMENT, PROVIDE FOR CONSIDERATION OF:

ONE: ALLOWING DRY CLEANERS CONTAINING UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA EITHER BY RIGHT OR BY SPECIAL EXCEPTION IN THE RETAIL COMMERCIAL DISTRICTS, C-5 THROUGH C-9, AND BY DEVELOPMENT PLAN/SPECIAL EXCEPTION APPROVAL IN THE P DISTRICTS.

TWO: ALLOWING BY SPECIAL EXCEPTION DRY CLEANERS CONTAINING UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA AS AN ACCESSORY SERVICE USE TO MULTIPLE-FAMILY DWELLING DEVELOPMENTS IN THE R-12 THROUGH R-30 AND P DISTRICTS AND OFFICE DEVELOPMENTS IN THE C-1 THROUGH C-4 DISTRICTS.

THREE: INCLUDING SPECIAL EXCEPTION STANDARDS WHICH PROVIDE, AMONG OTHER THINGS, FOR CONSIDERATION OF THE TYPES OF SOLVENTS USED IN THE MECHANICAL DRY CLEANING PROCESS AND THE NUMBER OF OFF-SITE PICK-UP STATIONS AS PART OF THE REVIEW OF A SPECIAL EXCEPTION APPLICATION, IF SPECIAL EXCEPTION IS PART OF THE ULTIMATE RECOMMENDATION.

FOUR: ALLOWING LAUNDRIES OR LAUNDROMATS WHICH DO NOT INVOLVE USE OF THE USE OF CHLORINATED SOLVENTS AND A MECHANICAL CLEANING PROCESS AS PERMITTED USES WITHOUT ANY SIZE LIMITATIONS IN THE RETAIL COMMERCIAL DISTRICTS AND P DISTRICTS.

FIVE: ALLOWING ESTABLISHMENTS WHICH ARE PICK-UP STATIONS WITH NO ON-SITE CLEANING OF GARMENTS AND WHICH CONSIST OF DROP-OFF AND PICK-UP BY CUSTOMERS OF GARMENTS THAT ARE SENT TO ANOTHER LOCATION FOR CLEANING AS PERMITTED USES IN THE RETAIL COMMERCIAL USES AND AS PERMITTED ACCESSORY SERVICE USES TO MULTIPLE-FAMILY DEVELOPMENTS IN THE R-12 THROUGH R-30 AND P DISTRICTS AND TO OFFICE DEVELOPMENTS IN THE C-1 THROUGH C-4 DISTRICTS.

SIX: PROHIBITING NEW OR EXPANDED USES OF CHLORINATED SOLVENTS FOR THE CLEANING OF GARMENTS IN THE RETAIL COMMERCIAL AND P DISTRICTS.

Commissioner Byers seconded the motion.

In response to a question from Commissioner Moon, Commissioner Alcorn agreed to request that the Board of Supervisors publicize its intention to defer its public hearing on July 9, 2001 so that citizens who may have had plans to attend the Board's hearing would be so advised.

Chairman Murphy called for a vote and the motion carried unanimously with Commissioner DuBois absent from the meeting.

//

CPA-86-C-121-8-2 - ORACLE CORPORATION

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CPA-86-C-121-8-2, SUBJECT TO THE PLAN NOTES DATED APRIL 25, 2001 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH AN ADDITIONAL NOTE ADDED THAT READS: "THE APPLICANT HEREBY COMMITS TO ERECTING A CHAIN LINK FENCE DURING CONSTRUCTION OF PHASE III AROUND DELINEATED TREE SAVE AREAS."

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

//

SE-01-M-013 - RWG CORPORATION

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-013, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 27, 2001, AMENDED WITH ONE ADDITION: THE ADDITION TO INCLUDE THE OPERATING HOURS, MONDAY THROUGH SATURDAY FROM 8:00 A.M. TO 9:00 P.M., AND SUNDAY FROM 9:00 A.M. TO 5:00 P.M.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

//

SE-01-V-002 - PETER A. AND VIRGINIA W. FIELD

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE-01-V-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT IN FAVOR OF THE INTERPARCEL ACCESS SHOWN ON THE SE PLAT AND A WAIVER OF THE ADDITIONAL STANDARDS FOR A PLANT NURSERY TO ALLOW A PLANT STRUCTURE TO BE LOCATED LESS THAN 100 FEET FROM PROPERTY ZONED R-1.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

//

The meeting was adjourned at 9:47 p.m.
Peter F. Murphy, Jr., Chairman